

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
C.C. 4-20-2004 Item

File Number
C 03-095

Application Type
Conforming Prezoning

Council District
5

Planning Area
Alum Rock

Assessor's Parcel Number(s)
599-39-028

PROJECT DESCRIPTION

Completed by: Mike Mena

Location: South side of Summit Avenue approximately 140 feet easterly of Kirk Avenue.

Gross Acreage: 0.11 acres

Net Acreage: .11 acres

Net Density: N/A

Existing Zoning: County

Existing Use: Vacant

Proposed Zoning: R-1-8

Proposed Use: Single Family Residential

GENERAL PLAN

Completed by: MM

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: MM

North: Single-family residential/Alum Rock Covenant Church

County

East: Single-family residential

County

South: Single-family residential/Linda Vista Elementary School

R-1-8 Residence District

West: Single-family residential

County

ENVIRONMENTAL STATUS

Completed by: SW

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: MM

Annexation Title: McKee No. 125

Date: Pending

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions

Date: _____

Approved by: _____
☒ Action
☐ Recommendation

APPLICANT/DEVELOPER/OWNER

Antonio Carrillo
3628 Healthcot Court
San Jose, CA 95121

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: MM

Department of Public Works

None received.

Other Departments and Agencies

See attached memo from Fire Department.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant is requesting to prezone the subject site to R-1-8 Residence District to allow residential uses on 0.11 gross acres. The site is currently vacant. The subject site is currently unincorporated County. The applicant has filed for the property to be annexed into the City of San Jose (McKee #125).

The existing uses surrounding the site include single-family detached residential uses to the east and west, an elementary school to the south and Alum Rock Covenant Church to the north. The lot is flat with no unique features.

GENERAL PLAN CONFORMANCE

The proposed rezoning is consistent with the San Jose General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8.0 DU/AC). The minimum lot size of R-1-8 is 5,445 square feet, which is consistent with the maximum density of eight (8) dwelling units per acre allowed under the existing General Plan land use designation.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994, by the City of San José City Council Resolution Number: 65459

ANALYSIS

This rezoning will facilitate development of an undeveloped single-family lot. Future development of the site will be compatible with the surrounding neighborhood.

PUBLIC OUTREACH

A notice of the public hearing and environmental review was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has not received any public comments.

RECOMMENDATION

Planning staff recommends approval of the proposed rezoning for the following reasons:

1. The proposed rezoning is in conformance with the San Jose 2020 General Plan Land Use Diagram designation of Medium Low Density Residential (8.0 DU/AC).
2. The proposed rezoning will facilitate the development that is consistent with the surrounding neighborhood.

c: Nobel Hernandez, 1452 Stokes Street, San Jose CA 95126

MM:ll